



CITY OF UNION CITY
County of Hudson, State of New Jersey

Note: This agenda is provided for general information. It is not to be used as a basis for identifying the order in which application will be processed. The Chairperson will determine the order at the time of the board meeting.

**AGENDA
REGULAR MEETING
CITY OF UNION CITY
ZONING BOARD OF ADJUSTMENT**

The Zoning Board of Adjustment of the City of Union City has scheduled a Regular Public Meeting for Thursday, July 11, 2024 at 6:00 p.m. in the Union City High School, located at 2500 John F. Kennedy Blvd, Union City, New Jersey.

**Victor M. Grullon ____*; Margarita Gutierrez ____*; Miguel Ortiz ____*; Geraldine Perez ____*;
Mindry Watley ____*; Vivian O'Dell ____*; Altagracia San Martino ____*;
Andres Garcia ____*; Rosio Pena-Alt 1 ____*;
Tomas Paneque, Esq., Board Counsel
David Spatz, P.P., AICP, Consulting City Planner**

I.	Meeting Called to order – roll call
II.	Pledge of allegiance to the Flag
III.	Statement with regard to the Open Public Meeting Act / Sunshine Law
IV	Communications:
V.	<u>Adoption of Minutes:</u> Regular meeting held on June 13, 2024.
VI.	<u>Public Hearing:</u> 1. Agustin Gonzalez – 1413 New York Avenue. Block: 73 Lot: 4. The applicant proposes to demolish an existing structure and construct a new two-family house on an undersized lot. A total of 4 parking spaces are provided. Adjourned 05-09-2024 & 06-13-2024 B. Pereiras., Esq.
VII.	<u>Public Hearing:</u> 2. Park Ave Investment, LLC - 3801 Park Avenue. Block: 228 Lot: 10.01 The applicant proposes to construct a four-unit multi-family residential building with six parking spaces. Adjourned 05-09-2024 & 06-13-2024 Revised drawings received on 06-03-2024 B. Pereiras. Esq.
VIII.	<u>Public Hearing:</u> 3. Jose Avalos – 2412 Central Avenue. Block: 136 lot: 6. The applicants proposes the addition of a third-floor apartment and Restaurant on the first floor and three apartments above. No parking is provided. .. B. Pereiras., Esq.
IX.	<u>Public Hearing:</u> 4. Miguel A Calderon – 210 46 th Street. Block: 272 Lot: 11 The applicant proposes to legalize an existing one-bedroom apartment in the basement of two-family building: there will be a total of three units. No parking is provided. B. Pereiras. Esq
X.	<u>Public Hearing:</u> 5. Merwin Richard – 301 New York Avenue Block:12 Lot: 1. Construct a new two-family house. A total of 4 parking spaces are provided. A. Alonso., Esq.

FORMAL ACTION may be taken on the items listed on the agenda below and on any additional items coming before this board.



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XII.	<u>Adoption of Resolutions:</u> 1. Sol on 18th Street – 821 18th Street. Block: 94 Lot: 19. The applicant proposes to legalize combine an existing three-bedroom apartment in the basement of a two-family building; with the existing ground floor apartment to create a four-bedroom duplex unit. There will be a total of two units. One parking space is provided. <u>Approved</u> 2. Aris B. Ventura Martinez 104 40th Street Block: 238 Lot: 18 Conversion from one (1) family to a two (2) family home with a 197 sq. ft. addition to second floor. The approval resolution was memorialized on 06-10-20221. The applicant is requesting a one-year extension. <u>Approved</u> 3. Michael Hern – 409 6th Street Block: 24 Lot: 9 Legalization of existing basement apartment in an existing two (2) family home. There will be a total of three units in the building. <u>Approved</u>
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